



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2023-0240 V3

**TO:** Mayor and City Council Members

**FROM:** Chris McLeod, Planning Manager, Planning Manager, ext. 2572

**DATE:** June 19, 2023

**SUBJECT:** Acceptance for Second Reading – An Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 105 Parcels of Land Totaling Approximately 378.5 Acres in Total, Including 31 Parcels From B-1 Local Business District to NB Neighborhood Business District, 32 Parcels From B-5 Automotive Service Business District to NB Neighborhood Business District, 4 parcels from B-5 Automotive Service Business District to CB Community Business District, 2 Parcels from B-2 General Business District to CB Community Business District, 3 Parcels from B-3 Shopping Center Business District to NB Neighborhood Business District, 14 Parcels from ORT Office, Research and Technology District to EC Employment Center District, 2 Parcels from R-2 One Family Residential District to EC Employment Center District, 7 Parcels from ORT Office, Research and Technology District to HB Highway Business District, 7 parcels from I Industrial District to HB Highway Business District, 1 ORT Office, Research Technology District to O Office District, 2 Parcels from ORT Office Research, Office District, to I Industrial District, and to repeal conflicting ordinances and to prescribe a penalty for violations.

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**REQUEST:**

Acceptance for Second Reading – An Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 105 Parcels of Land Totaling Approximately 378.5 Acres in Total, Including 31 Parcels From B-1 Local Business District to NB Neighborhood Business District, 32 Parcels From B-5 Automotive Service Business District to NB Neighborhood Business District, 4 parcels from B-5 Automotive Service Business District to CB Community Business District, 2 Parcels from B-2 General Business District to CB Community Business District, 3 Parcels from B-3 Shopping Center Business District to NB Neighborhood Business District, 14 Parcels from ORT Office, Research and Technology District to EC Employment Center District, 2 Parcels from R-2 One Family Residential District to EC Employment Center District, 7 Parcels from ORT Office, Research and Technology District to HB Highway Business District, 7 parcels from I Industrial District to HB Highway Business District, 1 ORT Office, Research Technology District to O Office District, 2 Parcels from ORT Office Research, Office District, to I Industrial District, and to repeal conflicting ordinances and to prescribe a penalty for violations.

**BACKGROUND:**

The City discussed the proposed amendments at the 2022 and 2023 Joint Meetings between the City Council and Planning Commission. Additionally Staff, along with the City's planning consultant, Giffels Webster, developed the draft amendments to the Zoning Ordinance language in addition to reviewing each parcel to determine the appropriate zoning district with the goal of ensuring consistency of uses at intersections and not creating significant nonconformities. The Zoning

Ordinance amendment drafts and proposed rezonings were discussed multiple times at the Planning Commission during this past fall and spring. City Staff developed a specific City website that includes an executive summary of the changes, the draft language and the proposed properties to be rezoned along with an interactive map that is parcel specific to the proposed changes. Finally, City Staff held an open house on May 2, 2023, which was noticed to thousands of property owners, to answer questions and provide additional insight on the proposed rezonings, prior to conducting the required public hearing on May 16, 2023.

At the public hearing on May 16, 2022, the Planning Commission heard public comments relative to the proposed text and zonings of specific properties, particularly in regards to the proposed zoning for the Tienken and Rochester Road intersection. After deliberation and ensuring existing uses would not be impacted, the Planning Commission forwarded a unanimous recommendation of approval to City Council. At the June 5<sup>th</sup> City Council meeting, the City Council voted unanimously to approve the first reading of the proposed rezonings.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council accepts for Second Reading – An Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 105 Parcels of Land Totaling Approximately 378.5 Acres in Total, Including 31 Parcels From B-1 Local Business District to NB Neighborhood Business District, 32 Parcels From B-5 Automotive Service Business District to NB Neighborhood Business District, 4 parcels from B-5 Automotive Service Business District to CB Community Business District, 2 Parcels from B-2 General Business District to CB Community Business District, 3 Parcels from B-3 Shopping Center Business District to NB Neighborhood Business District, 14 Parcels from ORT Office, Research and Technology District to EC Employment Center District, 2 Parcels from R-2 One Family Residential District to EC Employment Center District, 7 Parcels from ORT Office, Research and Technology District to HB Highway Business District, 7 parcels from I Industrial District to HB Highway Business District, 1 ORT Office, Research Technology District to O Office District, 2 Parcels from ORT Office Research, Office District, to I Industrial District, and to repeal conflicting ordinances and to prescribe a penalty for violations.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney     Yes     N/A